

***HISTORICAL RESOURCE TECHNICAL REPORT  
FOR THE BAHIA RESORT HOTEL  
998 WEST MISSION BAY DRIVE  
SAN DIEGO, CALIFORNIA 92109***

*998 West Mission Bay Drive  
San Diego, California 92109*

*Report Submitted To:*

*The City of San Diego  
Project Management  
Development Services Department  
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**Executive Summary**

This Historical Resource Technical Report (HRTR) was prepared at the request of BH Partnership in order to determine the potential historical and/or architectural significance of the Bahia Resort Hotel complex (collectively identified as the “Property”) in the San Diego community of Mission Bay, California according to National Register of Historic Places, California Register of Historical Resources, and City of San Diego Historical Resources Board designation criteria. The study is consistent with the adopted City of San Diego, Historical Resources Board (HRB), *Historical Resource Technical Report Guidelines and Requirements* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.2, February 2009) and the adopted *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, August 27, 2009). **This HRTR was undertaken in conjunction with the Bahia Resort Hotel expansion project which was analyzed in the 1990s, included in the 1994 Mission Bay Park Master Plan Update (MBPMP), and approved by the Coastal Commission as part of the LCP Amendment in 1997, to determine whether the Property is historically and/or architecturally significant. The project proposes the removal of the existing 326 guest rooms on site and the redevelopment and expansion of hotel facilities to accommodate up to 600 new guest rooms anticipated by the MBPMP.**

The underlying real property on which the Bahia Resort Hotel is located is irregularly “C”-shaped and consists of approximately 15.50 acres. It is owned by the City of San Diego and is subject to a lease with BH Partnership. The Lease Agreement was filed with the County of San Diego in May 1966 as Document Number 697319, and defines the approximately 15.50 acres in two parcels comprising, “[t]hat portion of the tidelands and submerged or filled lands of Mission Bay, formerly False Bay, according to Map thereof made by James Pascoe in 1870, a copy of which Map was filed in the Office of the County Recorder of San Diego, November 14, 1921, and is known as Miscellaneous Map 36, all being in the City of San Diego, County of San Diego, State of California. . . .” The corresponding Assessor’s Parcel Number (being a possessory interest) is 760-030-01-00.

The Bahia Resort Hotel was originally constructed as the Bahia “Motor” Hotel in 1953. Between 1953-1985, the Property grew as new hospitality buildings and structures were developed and constructed on site. Most of the earlier buildings tended to reflect a Modern Contemporary style of architecture. More recent buildings reflect a Spanish Eclectic influence. However, from the 1950s through the 1980s, all of the buildings were essentially modernized and updated through various modifications and alterations. Today, there are largely nine (9) buildings, or groups of buildings, that comprise the

Bahia Resort Hotel. In their current appearance, the buildings as well as the overall site do not retain a sufficient degree of original integrity.

Historical research indicates that the Property is not historically and/or architecturally significant. The Property is not associated with any important events or individuals at the local, state or national levels; does not embody the distinctive characteristics of a style, type, period, or method of Modern Contemporary or Spanish Eclectic construction; and does not represent the notable work of a “master” architect, builder, or craftsman, or important, creative individual.

As a Property which is not historically or architecturally significant under local, state, or national significance criteria, it is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the California Historic Resources Inventory, or the San Diego Historical Resources Board Register.

## **Introduction**

### **Report Organization**

This HRTR was prepared in order to determine the potential historical and/or architectural significance of the Bahia Resort Hotel complex (collectively identified as the “Property”), located at 998 West Mission Bay Drive in the San Diego community of Mission Bay, California as part of the Bahia Resort Hotel expansion project. The Property, including the site and existing buildings, were largely constructed between 1953-1985. Most of the buildings are, therefore, at least 45 years of age and may be considered potential historic resources under the California Environmental Quality Act (CEQA). The Property was researched and evaluated as a potential historic resource in accordance with City of San Diego Historical Resources Board (HRB) local criteria; California Register of Historical Resources (State) criteria; and National Register of Historic Places (National) criteria by Scott A. Moomjian, Esq., Historic Property Consultant, from July-December 2014. The Property was determined by the present study not to be historically and/or architecturally significant.

The HRTR includes a Title Page; Table of Contents; Executive Summary; Introduction (Report Organization; Project Area; Project Personnel); Project Setting (Physical Project Setting; Project Area and Vicinity; Historical Overview of the Mission Beach/Mission Bay community); Methods and Results (Archival Research; Field Survey; and Description Of Surveyed Resource with current photographs); Significance Evaluation; Findings and Conclusions; Bibliography; and Appendices. The Appendices consist of Building Development Information (Commercial-Industrial Building Records; Sewer Connection Record; and Construction/Building Permits); Ownership and Occupant Information (Recorded Legal Documents; and San Diego City Directory Occupant Listings); Maps (City of San Diego, 800:1 Scale Engineering; U.S.G.S. La Jolla Quadrangle; and Miscellaneous Map 36); California Department of Parks & Recreation (DPR) Inventory Forms; and Report Preparer Qualifications (Resume).

## Project Area

The Property is located in the San Diego community of Mission Bay, California. It consists of approximately 15.50 acres of developed property (approximately 675,180 total square feet of space) and corresponds to Assessor's Parcel Number 760-030-01-00. The Property is located in a built, commercial coastal environment along the north side of the 900 block of Mission Bay Drive. The Property is irregularly "C"-shaped and is bounded by Mission Bay, Santa Barbara Cove, and docking to the west; Bahia Point and Mission Bay to the north; Mission Bay and Ventura Cove to the east, and Mission Bay Drive to the south.

The Mission Beach community exists directly west of the Property. The Mission Beach area was developed beginning in the 1920s, with tremendous growth occurring after the Second World War (post-1945). This area today consists of a mix of residential dwellings (single-family residences and multi-family structures), as well as commercial buildings. Over the years, there has been an increase in new development with the construction of new, larger residential homes and the remodeling of existing homes, all in very close proximity to the Property. Overall, architectural styles in and around the Property are extremely eclectic in nature and generally reflect a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs. To the east of the Property exists Mission Bay, Mission Bay Park, and public lands. These areas include open space and provide for a number of different recreational uses.

## Project Personnel

Project personnel included Scott A. Moomjian, Esq., Historic Property Consultant, who conducted the field survey, archival research, and prepared the final report with its findings and conclusions. All chain of title research was conducted by California Lot Book, Inc.

## **Project Setting**

### Physical Project Setting

The Property is located in the San Diego community of Mission Bay, California. Specifically, the Property is located in the Tidelands area within a built, commercial coastal environment. The Property borders the Mission Beach community to west that today includes a mix of various residential dwellings (single-family residences and multi-family structures), as well as commercial buildings. Overall, architectural styles in and around the Property are extremely eclectic in nature and generally reflect a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs. To the east of the Property exists Mission Bay, Mission Bay Park, and public lands. These areas include open space and provide for a number of different recreational uses.

### Project Area and Vicinity

The Property upon which the Bahia Resort Hotel is today located, Assessor's Parcel 760-030-01-00, was acquired by the City of San Diego from the State of California in 1945. Historically, the Property was part of a much larger 4,500 acres of shallow water, tidal flats, and low-lying lands. Beginning in 1946, dredging operations commenced in order to transform the area as a whole into a harbor for small boats, recreational activities for aquatic sports, and commercial areas for resort hotels, motor hotels, motels, hotels, trailer parks, and food establishments. These dredging efforts continued until the mid-1960s.

In January 1953, William D. Evans and Lucy E. Cooper, representing San Diego and Long Beach hotel interests, submitted a \$595,000 bid to the City of San Diego for the "construction of 58 units, costing \$150,000 in the first six months" at the location of the property. At the time, it was known as "Gleason Point." Subsequent construction involved an additional 42 units at a cost of \$110,000, with 100 other units costing \$275,000. The proposal also included the construction of a restaurant and cocktail lounge at a cost of \$60,000. For the first and second years of the lease, a minimum of \$1,350 and \$2,400 was guaranteed, respectively, to the City, with an additional \$2,500 in the third year, and \$2,500-\$4,000 in the fourth and succeeding years, depending upon bay dredging. The Evans/Cooper bid was ultimately selected over a competing proposal submitted by Donald B. Ayers of Los Angeles.

In March 1953, William Evans announced that construction had started on a planned 302-unit resort hotel on 12 acres of land leased from the City on Gleason Point, with the first 48 units scheduled for completion by July 1, 1953. Evans named the development the "Bahia Hotel" and it would later include "a large restaurant, cocktail bar, salt water swimming pool, cabanas, and boating facilities." Plans for construction in 1952 included the construction of the restaurant and bar along with at least 100 dwelling units.

Historical research indicates that the first structures constructed as part of the Bahia Hotel were ten groupings of one-story hotel units along the west and east elevations of the Property. Unfortunately, no Notices of Completion, Lot Block Book pages, original water or sewer connection records, or Sanborn Fire Insurance Maps were available for the Property. However, a 1953 date of construction is supported by Commercial-Industrial Building Records as well as a 1953 aerial photograph which depicts a total of six groups of buildings with what appear to be approximately 38 individual hotel units either completed or under construction. Construction began along the west elevation and then continued to the east elevation of the site. Historic photographs taken in 1953 depict individual hotel units having been completed during this year. Further, the construction was reported in a June 1953 *San Diego Union* newspaper article which stated,

"First of the big structures in the Mission Bay Park expansion program, Bill Evans' Bahia Motor Hotel, is rapidly nearing completion. Located on Gleason Point, near the old Amusement Center, the resort will be ready for tenants this week end. Still to be completed are the administration building, café and swimming pools."

While the identities of the original architect and builder could not be ascertained, it is believed that Evans designed the 1953 hotel buildings and had them constructed under his direction.

One month after the completion of the initial Bahia Motor Hotel buildings in July 1953, William Evans announced plans for the start of construction of the coffee shop and restaurant. By August 1953, it was reported that 50 hotel units had been completed and were open and that the investment had totaled \$250,000. Further, the restaurant appears to have been completed by this time and would later be expanded to include a cocktail lounge, swimming pool, and administration building and lounge, all “located at the entrance to the development off Ventura Blvd.” At this time, West Mission Boulevard was known as “Ventura Boulevard.”

Between 1953-1962, additional buildings and structures were erected at the Bahia Motor Hotel. These buildings were designed and constructed by William Evans. Review of Commercial-Industrial Building Records and Building Permit Applications indicates that the restaurant and office building were built in 1954 at a cost of approximately \$22,000. This building was later added onto and remodeled in 1956, 1959, 1963, 1971, and 1984. A historic photograph taken in 1954 shows that this building was originally rectangular in shape and featured a very low-pitched, side-gabled roof with large eave overhang, and two inverted projecting roof sections along the west and south elevations. In addition, a free-standing neon sign attached to a brick base at the entrance to the property was built along the southeast elevation identified the site as the “Bahia Motor Hotel” with Restaurant, Coffee Shop, and Cocktails. Other buildings/structures constructed between 1953-1956, included a Banquet building (1955) located near the center of the property (later converted into Health Club with attached Utility building in 1963); a swimming pool located adjacent to the banquet building (1955) which was later remodeled in 1961, 1969, and 1985; and a Maintenance Shop near the center of the Property (1957). Historic photographs taken of the swimming pool and banquet building in 1956 show their original appearances at that time. Also in 1956, an additional group of two-story hotel units was constructed along the northwest elevation of the property. A *San Diego Union* newspaper article from December 1956 documented the issuance of the building permit for these additional 32 hotel units. In 1958, a two-story hotel building was constructed toward the central/northern section of the property and, several years later, additional hotel units were built.

By July 1964, the Bahia Motor Hotel had become known as the “Bahia Resort Motor Hotel.” At this time, the *San Diego Union* reported that construction had been completed for an additional 24 “new motel units” at a cost of approximately \$200,000, bringing the total number of units to 177 “most of them cottages facing the beach front on a finger peninsula that extends into Mission Bay.” The newspaper article referred to the construction of the “[t]he new addition” as “a two-story building at the left of the restaurant, facing Ventura Boulevard.” The article further noted that, “The Bahai was one of the original resort developments in Mission Bay Park, and when it first opened consisted of 50 rental units, restaurant and cocktail lounge. Additions were made in each of the four years from 1955 through 1958 and again in 1963, spreading over a 15-acre



plus site....There is yet room for later additions of more than 100 units, although there are no definite plans when this may be undertaken.”

By 1966, the Bahia Resort Motor Hotel had expanded once again with the construction of a four-story hotel building along the north elevation. This building was designed by architect Victor Meyer and built by the Trepte Construction Company. One year later, Meyer and Trepte combined to design and build another large hotel building. This structure, located along the southeast elevation, was five-stories in height and opened in July 1967. This provided the hotel with an additional 85 rooms and banquet facilities. One of the last structures to be erected on site was a two-story building at the northeast elevation. This Spanish Eclectic style building was built to “house a storage and receiving facility and the administrative offices for the existing hotel complex.” It was designed by architect Bruce W. Steingraber and completed by Telliard Construction in 1985. Other various, assorted modifications and alterations to the Bahia Resort Hotel over the years include, but are not limited to, the construction of docks, floats, ramps, and piers along the southwest elevation (1956); the construction of an addition along the west side of the restaurant/office building (1969); the remodeling of the front entrance and carport area in a Spanish Eclectic style with a new portico with skylights (1983); and other site improvements such as fencing, paving, painting, and extensive landscaping. Today, the Property is leased to BH Partnership by the City of San Diego and operates as the Bahia Resort Hotel.

#### Historical Overview Of The Mission Beach/Mission Bay Communities

The Property is located within San Diego’s Mission Bay community. However, it is located just east of the neighboring Mission Beach community. Since the Mission Beach community developed earlier than that of Mission Bay, and the Property is located in such close proximity to Mission Beach, it is appropriate to discuss the development of both communities.

Historically, Mission Beach was one of the last beach communities established in San Diego. In 1914, perhaps prompted by the recent developmental success of Ocean Beach and Coronado, a syndicate of San Diego businessmen headed by noted capitalist John D. Spreckels, George L. Barney, Charles W. Fox, J.H. McKie, and Thomas A. Rife formed the “Bay Shore Railroad Company” (BSRC). The BSRC was responsible for extending an electric rail line from pre-existing stations in Point Loma and Ocean Beach in 1916. In 1914, Spreckels and Barney filed the Mission Beach subdivision map with the San Diego County Recorder’s Office. This map planned for a residential resort community, extending sixty blocks from the southernmost point of Mission Beach north to Pacific Beach Drive. Progressive for its time, provisions were included for separate housing within each residential area requiring that all homes within the area have specified minimum construction costs. Commercially zoned areas were planned at various distances along the main street (Mission Boulevard) with the largest one centered at the mid-point of the peninsula. Another important aspect of the subdivision was the inclusion of a large recreational attraction as well as an area initially zoned for a “tent city” (similar to the one Spreckels had developed earlier in Coronado).

While early promotional literature on the Mission Beach development touted the physical environment, climate, and recreational pursuits of the community, early construction was delayed for a number of years due to financial difficulties as the Mission Beach syndicate invested considerable sums of capital in advertising. Early lot sales in the subdivision were slow due to a variety of different factors, and as a result, appears to have delayed the process of public work construction. Ultimately, Spreckels was forced to sell some of his Mission Beach interest. In 1916, J.M. Asher purchased the large block of land which Spreckels had put up for sale. This property, located in what is known today as “Old Mission Beach,” was the northern part of the community. Asher constructed a number of tent houses, built a bathhouse, a pier (on Mission Bay), a large pool for children, and took over operation of the single-car street railroad. Because Asher kept these business interests going during the First World War, he was called the “Father of Mission Beach.”

In 1922, “Tent City” which had been the focal point of the Mission Beach community came to an end when the City of San Diego implemented a new health code which forbade non-permanent structures. After the implementation of the new health code, owners began to build upon their own lots, with many of the oldest structures in Mission Beach today located in Old Mission Beach.

During the early 1920s, the San Diego business climate began to improve. Although Spreckels had not been recognized as a member of the Mission Beach syndicate in early sales literature and had not been as active as other founding members, he became the prominent personality in the growth of the community during the 1920s. His plan for developing Mission Beach was based upon selling residential lots, modernizing and improving public transportation for the community, and constructing a large amusement center. In order to promote home sales, Spreckels directed sales of lots to two groups of buyers--speculators and permanent home seekers. A 1922 advertisement which attracted speculators stated that an investor could put down \$35 on a lot and pay as little as \$20 a month on lots that ranged in price from \$400 to \$1,500. Permanent home buyers were attracted to literature which proclaimed the virtues of a healthy environment which was safe for children. A study of Mission Beach demographics indicates that the majority of individuals who lived in Mission Beach in 1926 were blue-collar (majority), including carpenters, shoe repairmen, plasterers, mechanics, and painters; low-level white-collar, including salesmen, and small shopkeepers; and skilled (minority), including dentists, nurses, doctors, architects, city inspectors, and managers.

By directing sales of residential lots to speculators and permanent home seekers, the settlement pattern of Mission Beach was established in the 1920s and 1930s. Those buyers who were interested in building homes as permanent residences built on their lots in many cases. In other instances, many lots were held unimproved for speculation by investment buyers. This situation caused Mission Beach residential areas to have a “checkerboard” pattern of development, with homes along the courts and side streets interspersed with vacant lots. This pattern was still evident after the Second World War in South Mission Beach. The predominant method by which homes were erected in Mission Beach was through construction performed by the homeowner directly, or the homeowner contracting to pay a builder for home construction. Even though Mission

Beach still had many vacant lots in both the residential and commercial areas during the 1930s, slow growth continued throughout the decade.

By the beginning of the Second World War, Mission Beach had become an established community in San Diego. Most services were being provided and many homes were owned as permanent residences. From 1940-1948, many vacant lots were used for new residential and commercial structures. Mission Beach continued to be a popular place to reside during the 1940s through the 1950s, as it was during this period that Mission Beach came to be the high density neighborhood that it is today. During this time, the development of Mission Bay Aquatic Park contributed to the growth of Mission Beach. The construction and dredging of the bay provided four additional features to the Mission Beach landscape, including Santa Clara Point, El Carmel Point, Ventura Point, and the Mission Beach jetty. With the completion of dredging in 1961 and the construction of the park, the promises of early Mission Beach developers for recreation on the bay were finally fulfilled. Over this period, many residential properties were converted or constructed exclusively as rentals.

During the early 1960s, Mission Beach experienced housing problems associated with overcrowding and inadequate housing. In the 1960s, an influx of residents, many of whom had values which conflicted with the rest of society, moved into cottages, apartments, and garages in North Mission Beach, the oldest neighborhood in the community. Crowded and rundown rentals became the center of the local counterculture. During 1971, a crackdown by county health officials and city zoning, fire, and housing inspectors found numerous violations of city codes. In the mid-1970s, the implementation of a new community plan helped alleviate some of these problems. Today, although overcrowding and inadequate housing are still problems facing Mission Beach, new construction is occurring while other buildings are being renovated. This trend, an evolution in the history of Mission Beach, has created a community composed of an interesting blend of physical and cultural features.

The Mission Bay community is located south of Pacific Beach and east of Mission Beach. Mission Bay is a saltwater bay or lagoon which is today part of the recreational Mission Bay Park. When Juan Rodriguez Cabrillo set foot in California in 1542, he landed at Ballast Point. He dispatched a small scouting vessel to explore the bay to the north of Point Loma. The vessel promptly became lost in the confusing labyrinth of channels, mudflats, sand bars and tules. Cabrillo named this tidal marsh area "False Bay." Later, the name was changed to "Mission Bay."

Over the ensuing years, the San Diego River had historically shifted its terminus back and forth between San Diego Bay to the South and False Bay to the north. During the 1920s, the river began to empty primarily into San Diego Bay, causing worries that the San Diego Harbor might silt up. In 1852, the United States Army Corps of Engineers constructed a dike along the south side of the river to prevent water from flowing into San Diego Bay. This made Mission Bay an estuary outlet for the San Diego River drainage. Unfortunately, the dike failed within two years. In 1877, the City of San Diego

erected a permanent dam and straightened the river channel to the sea, giving the river its present configuration.

During the late 1800s, some recreational development began in Mission Bay including the construction of hunting and fishing facilities. However, these facilities were destroyed by flooding that took place years later. Steps toward developing Mission Bay did not occur until the 1930s when civic leaders occasionally discussed its development. During this time, the area remained a vast expanse of mudflats, visited only by fishermen and wild life.

The first concrete step toward the development of Mission Bay was its incorporation into the California state park system in 1929. The second concrete step was taken in 1945 when the City of San Diego received title to the tidelands and submerged lands from the State of California. Also in 1945, San Diego voters approved a \$2 million bond issue, and the City appropriated another \$1.5 million of post-war funds toward development of the bay.

In early 1946, the first dredging operation commenced. This work occurred in accordance with City Planning Director Glenn Rick's Mission Bay Plan which called for a series of coves, inlets and points to be developed. Within a few months, the area of land now known as "Gleason Point" was created. Today, the Property occupies Gleason Point which is now known as "Bahia Point." This area was an island located a short distance offshore from Bayside Walk until the dredger built the connecting neck between it and the Mission Beach shore. The point was named after Matt I. Gleason who served as a member of the state park commission, and was of great assistance to San Diego in bringing about the transfer of Mission Bay to the City. Also in 1946, Congress appropriated funds in its rivers and harbors bill to participate in the bay dredging and the state government appropriated \$3 million for the San Diego River flood control channel. Three jetties were built under the Federal program, forming the outlet for the San Diego River Floodway and entrance for Mission Bay (the down-coast and middle jetties in 1949 and 1949, and the north jetty in 1949 and 1950). Additional work included the completion of the San Diego River Floodway in 1952.

Dredging activities in Mission Bay continued throughout the 1950s and into the early 1960s. In 1961, the last of the dredging was completed. From 1962-1965, construction in the Mission Bay area occurred at a slow pace. Improvements built during this period included road construction, shore revetment, parking lots, rest rooms, utilities to various points, and landscaping. Today, Mission Bay functions as a major recreational aquatic park.

## **Methods and Results**

### **Archival Research**

The archival research for this HRTR included, but was not necessarily limited to, obtaining the Commercial-Industrial Building Records from the San Diego County Assessor's/Recorder's Office; recorded legal documents obtained by California Lot

Book, Inc.; City of San Diego water and sewer department records research; building permit application research at the City of San Diego building records department (Development Services Center Building); San Diego City Directories, Sanborn Fire Insurance Maps, vertical files, and the *San Diego Union* index and newspaper articles at the San Diego Public Library, California Room; the San Diego History Center archives and photographic collection; local, state, and federal inventories/surveys/database material; personal research/archival material in possession of Scott A. Moomjian, Esq.; and standard and authoritative sources related to local history, architecture, and building development information.

### Field Survey

The field survey work was conducted by Scott A. Moomjian, Esq. on July 28, 2014. An intensive survey of the subject Property and surrounding neighborhood was undertaken during this time. The Property was recorded on the appropriate DPR 523 forms according to instructions and publications produced by the California Office of Historic Preservation (See Attachment D).

### Description of Surveyed Resource

The Property largely consists of nine (9) hotel buildings and/or ancillary structures that collectively comprise the Bahia Resort Hotel. In addition to these structures, there is a swimming pool toward the south elevation, as well as docks, boats, ramps, and piers along the west elevation. Included within the eight hotel buildings are (1) twelve “groups” of one and two-story hotel rental units (with multiple units per group), stretching along the west, center, and east elevations (constructed in 1953, 1956, and 1963); (2) a one and two-story restaurant and main office building along the south elevation (constructed in 1954 and subsequently expanded and modified in 1956, 1959, 1963, 1971, and 1984); (3) a two-story hotel building adjacent to the restaurant/office building along the southwest elevation (1964); (4) a five-story hotel building adjacent to the restaurant/office building along the southeast elevation (1967); (5) a Health Club/Utility building located toward the south elevation (remodeled in 1963 from a Banquet building constructed in 1955); (6) a maintenance shop located toward the center of the property (1957); (7) a two-story hotel building constructed toward the north elevation (1958); (8) a four-story hotel building constructed along the north elevation (1966); and (9) a two-story storage/receiving and office building at the northeast elevation (1985).

#### (1) 12 Groups Of Hotel Rental Units

These rental buildings were constructed in a Modern Contemporary style in 1953, 1956, and 1963. Over the years, they were modernized and updated with contemporary amenities. While each individual “group” varies in unit number, the groups are generally staggered in configuration and are set parallel to either Mission Bay on the west or parallel to Gleason Road on the east. Each rental unit is rectangular in shape. Of standard, wood-frame and concrete block construction, the units are set on a reinforced

concrete foundation with concrete floor. One story units feature shed roofs with wide eave overhang, composition roofing, and have their concrete block exteriors finished with stucco or board and batten. Two story units feature flat roofs with wide eave overhang, composition roofing, and a combination of stucco and board and batten. Windows largely consist of replacement metal casement or fixed with screens. Sliding glass doors have also been replaced with contemporary variants. These units have kitchens and bathrooms, and overall, appear to be in good condition.

## (2) Restaurant/Office Building

This one and two-story building was constructed in 1954 and subsequently expanded and modified in 1956, 1959, 1963, 1971, and 1984. Today, the building is irregular in shape and consists of approximately 10,311 total square feet of space. Of standard wood frame construction, the building is set on a reinforced concrete foundation with concrete floors. It features a flat and shed roof with composition roof cover, and a combination exterior composed of stucco, brick and stone. Along the main south and east elevations, a stucco portico was added to serve as an entry car port. The north elevation of the building is two-stories and is decidedly contemporary in style. Overall, the building appears to be in good condition.

## (3) Hotel Building

This two-story building was constructed in 1964 and was modified and altered over the years to reflect its current Spanish Eclectic appearance. The building is rectangular in shape and consists of approximately 7,314 total square feet of space. Of standard 8" concrete block construction, the building is set on a concrete foundation with concrete floors. The roof is moderately pitched and side-gabled with wide eave overhang, exposed roof rafters, and red, Mission tile. The exterior consists of stucco. Along the main (south) elevation, there are three projecting front-gables with decorative detailing. Between the front-gables are arched sections at the second story with railing. Overall, the building appears to be in good condition.

## (4) Hotel Building

This five-story hotel building was constructed in 1967. It is rectangular in shape and consists of approximately 199,800 total square feet of space. Of standard construction, the building features concrete block walls and is set on a reinforced concrete foundation with concrete floors. The roof is flat with no eave overhang. Along the main west and east elevations, the building has a series of 11 recessed porches or balconies sections with sliding glass doors and metal railing. Each section along the fifth floor of the building features four fixed vertical glass panes. Overall, the building appears to be in good condition.

#### (5) Health Club/Utility Building

This one-story structure was originally built in 1955 as a banquet building. It was remodeled in 1958 and, in 1963, remodeled again in conversion to a Health Club. The Health Club portion exists along the southern section of the building, and along the northern section, the building serves as a utility room with linen, filter, heater, and storage areas. The building is irregular in shape and consists of approximately 2,649 total square feet of space. Of wood frame construction, the building is set on a reinforced concrete foundation with concrete floors. The building features a flat and shed roof with composition roof cover, eave overhang and stucco, board and batten, and brick exterior. Overall, the building appears to be in good condition.

#### (6) Maintenance Shop

This one-story building was constructed in 1957. The building is “L”-shaped and consists of approximately 1,690 total square feet of space. Of wood frame construction, the building is set on a reinforced concrete foundation with concrete floors. The building features a shed roof with composition roof cover, eave overhang and board and batten exterior. Overall, the building appears to be in good condition.

#### (7) Hotel Building

This two-story building was constructed in 1958. It is rectangular in shape and consists of approximately 8,736 total square feet of space. Of standard wood frame construction, the building is set on a reinforced concrete foundation with floor joists, sub-floor, and concrete floors. The roof is shed with an eave overhang. The exterior consists of stucco. A small utility room structure exists adjacent to the building toward the northwest elevation. Overall, this building appears to be in good condition.

#### (8) Hotel Building

This four-story building was constructed in 1966. It is rectangular in shape and consists of approximately 40,572 total square feet of space. Of standard wood frame construction, the building is set on a concrete foundation with concrete floors. The roof is flat and roofing material is composed of composition. The roof does not have any overhang. The exterior is made of unfinished concrete block. The main, north and south elevations feature nine recessed sections with sliding glass doors that open onto patios or balconies. Overall, this building appears to be in good condition.

#### (9) Storage/Receiving/Office Building

This two-story storage/receiving and office building was constructed in 1985. Unlike most of the other buildings on-site, this structure is Spanish Eclectic in style (reflecting the contemporary stylistic preference during the time in which it was built). The building consists of approximately 5,163 total square feet of space. The building is almost square in shape except for a recessed section along the northeast elevation, which serves as a car

port at ground level and a balcony above. Set upon a reinforced concrete foundation, the building features concrete block walls on the first floor (which are unfinished) and wood walls on the second floor (which are stuccoed). Decorative rafters separate the two floors. The roof is flat with no eave overhang and window areas are recessed with multi-paned windows and faux wood shutters. Overall, this building appears to be in good condition.

## **Significance Evaluation**

### **Integrity Evaluation**

In addition to determining the significance of a property under local, state, and national criteria, a property must also must possess integrity. Integrity is defined by the National Register of Historic Places as the “ability of a Property to convey and maintain its significance.” It is defined by the HRB *Guidelines for the Application of Historical Resources Board Designation Criteria* as “the authenticity of a historical resource’s physical identity clearly indicated by the retention of characteristics that existed during the resource’s period of significance.” Further, integrity relates “to the presence or absence of historic materials and character defining features” of a resource. The local, state, and national registers recognize seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association.

### **Location**

*Location is defined by the National Register as “the place where the historic property was constructed or the place where the historic event occurred.” It is defined by the HRB Designation Guidelines as “the place where a resource was constructed or where an event occurred.”*

The Property was constructed between 1953-1985. The buildings that comprise the site have remained in their current locations throughout their existence.

### **Design**

*Design is defined by the National Register as the “combination of elements that create the form, plan, space, structure, and style of a property.” It is defined by the HRB Designation Guidelines as resulting “from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.”*

The Property has been substantially modified and/or altered from that of its original appearance. In varying degrees, all of the buildings have been updated and modernized to reflect their current contemporary appearances. In particular, those buildings dating from the 1950s have largely been changed beyond recognition. As such, the Property does not retain its design element for integrity purposes.



### Setting

*Setting is defined by the National Register as the physical environment of a historic property. It is defined by the HRB Designation Guidelines as applying “to a physical environment, the character of a resource’s location, and a resource’s relationship to the surrounding area.”*

The Property was constructed between 1953-1985. The buildings that comprise the site have remained in their current locations since this time. Inspection of the surrounding Mission Beach and Mission Bay areas today indicates the presence of some original buildings which pre-date the time the site was first developed (i.e. pre-1953). However, many more structures have either been removed or remodeled over the years. Further, review of historic photographs taken in 1953, 1954, and 1956 reveal the fact that between these years, the surrounding area was largely composed of open space, and devoid of buildings, structures, and objects. Review of 1968 historic photographs shows that the immediate vicinity was, by this time, experiencing steady growth. Since this time, there has been large-scale residential and commercial development throughout the surrounding area. This newer development has adversely impacted the overall physical environment of the area. As such, the Property retains its original setting element for integrity purposes.

### Materials

*Materials are defined by the National Register as the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. It is defined by the HRB Designation Guidelines as comprising “the physical elements combined or deposited in a particular pattern or configuration to form a property.”*

The materials which have gone into the construction of the Property are largely non-original and have been added to the buildings over the years. As such, the Property does not retain its materials element for integrity purposes.

### Workmanship

*Workmanship is defined by the National Register as “the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.” It is defined by the HRB Designation Guidelines as consisting “of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.”*

As with the materials discussion above, the workmanship which has gone into the construction of the Property is largely non-original. As such, the Property does not retain its workmanship element for integrity purposes.

### Feeling

*Feeling is defined by the National Register as “a property’s expression of the aesthetic or historic sense of a particular period of time.” It is defined by the HRB Designation Guidelines as relying “on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.”*

Review of historic and contemporary photographs demonstrate that, in its current condition, the Property no longer imparts an aesthetic sense of Modern Contemporary construction from the 1950s through 1980s. As a result, the Property does not retain its feeling element for integrity purposes.

### Association

*Association is defined by the National Register as “the direct link between an important historic event or person and a historic property.” It is defined by the HRB Designation Guidelines as directly [linking] a historic property with a historic event, activity, or person or past time and place; and requires the presence of physical features to convey the property’s historic character.”*

The Property is not directly linked to any important historic events or persons. As a result, the Property does not possess, nor has it ever possessed, an associative element for integrity purposes.

### Application of San Diego Historical Resources Board (HRB) Register Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), a building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board if it meets any of the following below criteria. Guidelines in applying the criteria for designation exist in the *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, and Adopted August 27, 2009).

*Criterion A-- If it exemplifies or reflects special elements of a City’s, a community’s or a neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

### “Special Elements of Development”

*According to the HRB Designation Guidelines, special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do. For each aspect of development, the resource shall*

*exemplify or reflect a special element of that development which either maintains an established precedent, or may in itself be the model for development.*

No historical evidence was identified which would support the contention that the Property exemplifies or reflects *special* elements of San Diego's, Mission Bay's, the Tidelands', or West Mission Bay Drive's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. The buildings in no way exemplify or reflect "special elements" of City, community, or neighborhood development any more than other existing structures which also exist in the area today.

Under the *Guidelines for the Application of the Historical Resources Board Designation Criteria*, the Property does not possess special elements of development which are distinct among others of its kind or that surpass the usual in significance. The buildings were largely constructed as Modern Contemporary hotel buildings in a style that was convenient and popular at the time. In their current condition, the buildings possess very few elements which would elevate them to a level above other Modern Contemporary structures built in Mission Bay, San Diego, or the San Diego region during the 1950s through the 1980s. The buildings do not possess any features which exemplify or reflect special elements of subdivision development. As specified under the *Guidelines*, it is not enough for a resource to simply reflect an aspect of development as all buildings do. Similarly, the Property does not reflect an aspect of development within the Tidelands any more than other structures which were built in and around the area beginning in the 1950s. The buildings do not reflect an element of development which maintains an established precedent, nor were they the model of development in the subdivision.

*Historical Development—In order to be significant for Historical Development, a resource shall exemplify or reflect a special or unique aspect of the City's general historical development; or shall exemplify or reflect a unique aspect of the City's history.*

No historical evidence was identified which would support the contention that the Property exemplifies or reflects a special or unique aspect of the City's general historical development; or exemplifies or reflects a unique aspect of the City's history. The buildings, therefore, are not significant with respect to any form of historical development.

*Archaeological Development—In order to be significant for Archaeological Development, a resource shall be prehistoric or historic in nature but must exemplify archaeological development through subsurface deposits and may include associated surface features.*

The Property is not a prehistoric or historic archaeological resource and, therefore, the buildings are not significant with respect to any form of archaeological development.

*Cultural Development—In order to be significant for Cultural Development, a resource shall exemplify or reflect development that is associated with a group of people linked*

*together by shared values, beliefs, and historical associations, or are properties associated with significant achievement in the visual and fine arts, (painting, sculpture, architecture, theater, dance, music,) literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry.*

No historical evidence was identified which would support the contention that the Property exemplifies or reflects an association with a group of people linked together by shared values, beliefs, and historical associations, or is associated with significant achievement in the visual and fine arts, literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry. The buildings, therefore, are not significant with respect to any form of cultural development.

*Social Development*—*In order to be significant for Social Development, a resource shall exemplify or reflect development that is associated with relations and interactions with others.*

No historical evidence was identified which would support the contention that the Property exemplifies or reflects development associated with relations and interactions with others. The buildings, therefore, are not significant with respect to any form of social development.

*Economic Development*—*In order to be significant for Economic Development, a resource shall exemplify or reflect development associated with the local, regional, state or national economy or economics, including manufacturing, labor and agriculture, maritime and transportation industries.*

No historical evidence was identified which would support the contention that the Property exemplifies or reflects development associated with economics or economic industries. The buildings, therefore, are not significant with respect to any form of economic development.

*Political Development*—*In order to be significant for Political Development, a resource shall exemplify or reflect development associated with politics or the political atmosphere, including women's suffrage, neighborhood activism, labor organizations and the Civil Rights Movement associated with ethnic and gay/lesbian issues.*

No historical evidence was identified which would support the contention that the Property exemplifies or reflects development associated with politics or the political atmosphere/environment. The buildings, therefore, are not significant with respect to any form of political development.

*Aesthetic Development*—*In order to be significant for Aesthetic Development, a resource shall exemplify or reflect development associated with an artistic arrangement in theory or practice.*

No historical evidence was identified which would support the contention that the Property exemplifies or reflects development associated with artistic arrangement in theory or practice. The buildings, therefore, are not significant with respect to any form of aesthetic development.

*Engineering Development—In order to be significant for Engineering Development, a resource shall exemplify or reflect development associated with engineering. Engineering development may include professionally applied standards or design ingenuity within engineering disciplines. Engineering solutions may be applied within individual buildings, structures and objects, or be associated with large scale infrastructure development like ports, railroads, roads and freeways, dams and flood control, electrical transmission and water systems.*

No historical evidence was identified which would support the contention that the Property exemplifies or reflects development associated engineering, including professional engineering standards, engineering design ingenuity, or engineering disciplines. The buildings, therefore, are not significant with respect to any form of engineering development.

*Landscape Development—In order to be significant for Landscape Development, a resource shall exemplify or reflect development associated with garden and park design, subdivision design, or ecosystem/habitat restoration and may include professionally applied standards or design ingenuity within landscape disciplines.*

No historical evidence was identified which would support the contention that the Property exemplifies or reflects development associated with garden and park design, subdivision design, ecosystem/habitat restoration, or professional landscaping standards, or design ingenuity within landscape disciplines. The buildings, therefore, are not significant with respect to any form of landscape development.

*Architectural Development—In order to be significant for Architectural Development, a resource shall exemplify or reflect development associated with the City's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners and others associated with the building industry.*

No historical evidence was identified which would support the contention that the Property exemplifies or reflects development associated with the City's built environment, including architecture designed and constructed by non-architects, real estate developers, contractors, speculators, homeowners, and others associated with the building industry. The buildings, therefore, are not significant with respect to any form of architectural development.

Therefore, based upon the above analysis, the Property does not qualify under any aspect of HRB Criterion A (Community Development).

Criterion B--Is identified with persons or events significant in local, state, or national history.

*According to the HRB Designation Guidelines, resources associated with individuals whose specific contributions to history can be identified and documented may qualify under Criterion B for persons significant in history. Persons significant in our past refers to individuals associated with San Diego whose activities, achievements and contributions are demonstrably important within the City, state, or nation.*

*A person would not be considered historically significant simply by virtue of position/title, association, affiliation, race, gender, ethnicity or religion. Criterion B is generally restricted to those Property that are associated with a person's important achievements, rather than those that are associated with their birth or retirement, or that are commemorative in nature. The person must have made demonstrable achievements and contributions to the history of San Diego, the state, or the nation. In addition, the resource must be associated with the person during the period that the person's significant achievements and contributions occurred.*

No historical evidence was found which would suggest that the Property was ever directly identified with any persons or events significant in local, state, or national history. None of the persons associated with the Property performed any activities, achievements or contributions which were demonstrably important within the City, state, or nation. The Property does not qualify under HRB Criterion B (Historic Person).

Criterion C--Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

*According to the HRB Designation Guidelines, this Criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods or methods of construction.*

*In order to qualify under this Criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare.*

*It is important to note that Criterion C states that a resource embody the distinctive characteristics of a style, type, period or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period or method of*

*construction. Resources which do not embody the distinctive characteristics of a style, type, period or method of construction as supported by established sources do not qualify.*

In October 2007, the City of San Diego developed and implemented the “San Diego Modernism Historic Context Statement” (“Modernism Context Statement”). The stated purpose of the Modernism Context Statement is to “assist in the identification, evaluation and preservation of significant historic buildings, districts, sites and structures associated with the Modernism movement in San Diego from 1935 to 1970 and was created to better understand “Modern era resources and the types of resources that are significant to the history and development of San Diego.” The City of San Diego utilizes the Modernism Context Statement in conjunction with the evaluation of potential historical resources constructed within the Modern era from 1935-1970.

Under the Modernism Context Statement, the Property was largely designed and constructed as a Modern Contemporary hotel complex, with individual building units, between 1953-1985. The buildings do not represent the Modern Contemporary style, nor are they valuable examples of the use of indigenous materials or craftsmanship. In this regard, the buildings do not embody the distinctive characteristics of a style, type, period, or method of Modern Contemporary construction. The buildings simply lack a number of character-defining physical features commonly associated with the Modern Contemporary style.

#### Modernism Context Statement—General Characteristics

According to the Modernism Context Statement, Modern Contemporary style homes, including commercial buildings, employed the latest styles and materials including such modern features as interior courtyards; aluminum framed windows; sliding-glass doors; attached carports or garages; angular massing; varied materials use; and unusual roof forms. Aside from the presence of sliding glass doors, angular massing, and the varied use of materials, the Property does not possess any other of these “modern features.” As a result, the Property fails to possess an abundance of general characteristics indicative of Modern Contemporary construction as detailed in the Modernism Context Statement to be considered a true, representative example of the style.

#### Modernism Context Statement—Primary-Character Defining Features

According to the Modernism Context Statement, there are three (3) “Primary” Character-Defining features of Modern Contemporary construction. The following Primary character-defining features noted in the Modernism Context Statement have been specifically applied to the Property, accordingly:

- 1. Strong roof forms, including flat, gabled, shed or butterfly, typically with deep overhangs.*

The Property includes buildings that have flat and shed roofs with deep overhangs. Collectively, however, these roof forms are not considered to be “strong.” As a result, the Property does not possess this Primary Character-Defining feature of Modern Contemporary construction.

*2. Large windows, often aluminum framed.*

Overall, the Property features standard size metal windows, consistent with typical commercial-hotel unit construction. Original windows are known to have been wood, as well as metal fixed, casement, and louvered varieties. It is not known whether the original metal windows were aluminum or steel. In any event, original windows have been replaced over the years such that today, the windows are not considered large, nor are they aluminum framed. Therefore, the Property does not possess this Primary Character-Defining feature of the Modern Contemporary construction.

*3. Non-traditional exterior finishes, including vertical wood siding, concrete block, stucco, flagstone and mullion-free glass.*

The exterior of the Property is composed of board and batten, stucco, and concrete block (in varying combinations). These are considered to be “non-traditional exterior finishes.” Therefore, the Property possesses this Primary Character-Defining feature of Modern Contemporary construction.

*Summary: Of the three Primary Character-Defining features of Modern Contemporary construction expressed in the Modernism Context Statement, the Property possesses one of these Primary Character-Defining features.*

Modernism Context Statement—Secondary Character-Defining Features

According to the Modernism Context Statement, there are eight (8) “Secondary” Character-Defining features of Modern Contemporary construction. The following Secondary character-defining features noted in the Modernism Context Statement have been specifically applied to the Property, accordingly:

*1. Angular massing.*

The Property does have some angular massing. This is produced by the spatial arrangement and integration of the buildings (especially those smaller one-story, units along the west and east elevations) on site in their current location and orientation. As a result, the Property possesses this Secondary Character-Defining feature of Modern Contemporary construction.

*2. Sunshades, screens or shadow block accents.*



The Property does not have any sunshades, screens, or shadow block accents. Therefore, the Property does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

*3. Attached garages or carports for homes.*

The Property is not residential in nature and does not feature any attached garages or carports. Further, those parking areas located next to individual hotel units are open and not fully or partially enclosed. As such, the Property does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

*4. Split-level design, especially on sloped residential sites.*

The Property does not feature a split-level design. As such, the Property does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

*5. Horizontally oriented commercial buildings.*

The Property features horizontally oriented hotel units, which are organized by groups and located along the west and east elevations. Therefore, the Property possesses this Secondary Character-Defining feature of Modern Contemporary construction.

*6. Distinctive triangular, parabolic or arched forms.*

The Property does not have any distinctive triangular, parabolic, or arched forms. Therefore, the Property does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

*7. “Eyebrow” overhangs on commercial buildings; and*

The Property does not feature any “eyebrow” overhangs. Therefore, the Property does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

*8. Integrated, stylized signage on commercial buildings.*

The Property originally featured at least two instances of integrated, stylized signage. The original neon signage which advertised the site as the “Bahia Motor Hotel” with Restaurant, Coffee Shop, and Cocktails, was located on a free-standing brick structure at the entrance of the property along West Mission Bay Drive (Ventura Boulevard). The second sign which identified the site as the “Bahia,” was located on the 1967 hotel addition built along the southeast elevation. Both signs are today no longer in existence and, therefore, the Property does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

Summary: Out of the eight Secondary Character-Defining features of Modern Contemporary construction expressed in the Modernism Context Statement, the Property

*possesses only two Secondary features. As such, the Property does not possess the vast majority of Secondary Character-Defining features of Modern Contemporary construction.*

#### Modernism Context Statement—Evaluation Criteria

In evaluating the potential significance and eligibility for designation of Modern Contemporary buildings, the Modernism Context Statement notes the following:

- *“While this style was relatively popular in San Diego tract construction, many of these homes and buildings have been extensively remodeled diminishing their level of integrity and reducing the abundance of good examples from this sub-style substantially.”*

The Property has been extensively remodeled and its original integrity has been substantially compromised. In addition, the buildings do not possess the majority of either the Primary and Secondary character-defining features of the Modern Contemporary style. Therefore, the Property is not considered a good example of Modern Contemporary construction.

- *“...Houses [buildings] may still poses [sic. possess] significance due to their association with a potential master architect.”*

Between 1953-1985, the Property has experienced the design/construction and/or the modification and alteration of existing buildings by a number of different architects, designers, and/or contractors. The original hotel buildings constructed between 1953-1961 were designed and built by William D. Evans, the owner and developer of the Property. Architect D. Robert Thomas was responsible for the design of some of the additions to existing buildings between 1962-1964 (with Evans as builder); the Trepte Construction Company designed and built some units in 1963; the Health Club building was designed by architect Raymond Bundy, and the Utility Room was designed by architect Mark Faddis in 1963; Architect Victory Meyer designed the large hotel addition along the southeast elevation in 1967; architects J.V. Thompson & Associates designed additions to the main lobby and restaurant building in 1969; and Architectural Lines designed the receiving facility and administration offices in 1985. None of these individuals or firms has been determined to be master architects, builders, or craftsmen by the present study (see discussion below), nor are they regarded by the City of San Diego as a “master” architects, builders, or craftsmen. They are not listed in the City of San Diego’s *San Diego Modernism Historic Context Statement* (2007) nor are they listed in the City of San Diego’s *Biographies of Established Masters* (2011). Further, they are not considered to be potential master architects, builders, or craftsmen, and the design/construction of the hotel buildings are not considered to be “notable.”

- *“Good examples of this style that retain a high degree of integrity should therefore be considered for individual designation, especially if...associated with a significant architect. Due to the somewhat limited supply of unaltered examples, retention of all character defining features may not be necessary for listing, if comparative analysis*

*demonstrates that the building retains a relatively high degree of integrity compared to other extant examples.”*

It has been determined that the Property has not retained a sufficient degree of original integrity. Further, all of the buildings which comprise the Property were designed by individuals or firms that are not considered to be “significant” architects. In addition, most importantly, the buildings do not display the majority of Primary and Secondary character-defining features associated with the Modern Contemporary style. As such, the buildings are not eligible for individual designation.

In summary, based upon the above analysis under the Modernism Context Statement, including specific emphasis on general characteristics, Primary and Secondary character-defining features, and evaluation criteria for the Modern Contemporary architectural style, the Property is not eligible for historic designation and is not architecturally significant. In addition, due to the fact that no indigenous materials went into the construction of the buildings mean that the Property is not a valuable example of the use of indigenous materials or craftsmanship. The Property does not qualify under HRB Criterion C (Architecture).

*Criterion D--Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.*

*According to the HRB Designation Guidelines, a “Master” is defined as “a figure of generally recognized greatness in a field.” A property is not eligible under Criterion D simply because it was designed by a prominent architect, builder, etc., but rather must be the work of a master. Additionally, not all examples of a Master’s work are eligible. Criterion D requires the resource be representative of the notable work of the Master.*

As stated previously, the buildings and additions which comprise the Property were designed and/or constructed by a number of different architects, designers, and/or contractors between 1953-1985. The original hotel buildings constructed between 1953-1961 were designed and built by William D. Evans, the owner and developer of the Property. Architect D. Robert Thomas was responsible for the design of some of the additions to existing buildings between 1962-1964 (with Evans as builder); the Trepte Construction Company designed and built some units in 1963; the Health Club building was designed by architect Raymond Bundy, and the Utility Room was designed by architect Mark Faddis in 1963; Architect Victory Meyer designed the large hotel addition along the southeast elevation in 1967; architects J.V. Thompson & Associates designed additions to the main lobby and restaurant building in 1969; and Architectural Lines designed the receiving facility and administration offices in 1985. None of these individuals or firms has been determined to be master architects, builders, or craftsmen by the present study, nor are they regarded by the City of San Diego as a “master” architects, builders, or craftsmen. They are not listed in the City of San Diego’s *San Diego Modernism Historic Context Statement* (2007) nor are they listed in the City of San Diego’s *Biographies of Established Masters* (2011). Further, they are not considered to be potential master architects, builders, or craftsmen, and the design/construction of the

hotel buildings are not considered to be “notable.” As such, the Property is not representative of the notable work of master builders, designers, architects, engineers, landscape architects, interior designers, artist, or craftsmen. The Property does not qualify under HRB Criterion D (Work of a Master).

*Criterion E--Is listed on or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.*

The Property is not listed on either the National Register or California Register of Historical Resources. The buildings have not been determined to be eligible for listing on either register by the National Park Service or the State Historic Preservation Office. The Property does not qualify under HRB Criterion E (National or California Register Eligible).

*Criterion F--Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

No historic district exists for the Mission Beach or Mission Bay communities. Further, the Property has never been determined to be a “contributor” to any proposed historic district. The Property is not a finite group of resources related together in a clearly distinguishable way, nor is it related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value, nor does it represent one or more architectural periods or styles in the history and development of San Diego. The Property does not qualify under HRB Criterion F (Historic District).

#### Application of National and California Register Criteria

When evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation—A, B, C, or D. The Criteria describe how a property may be significant for an association with important events or persons, for importance in design or construction, or for its information potential. In addition, a property must not only be shown to be significant under the National and/or California Register criteria, but it also must have integrity. The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

#### Criterion A: Event

*To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends*

*is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well.*

The Property does not qualify under National or California Register Criterion A: Event at either the local, state, or national levels. Historical research failed to identify any important events associated with the buildings over the course of their existence.

#### Criterion B: Person

*Criterion B applies to Property associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those Property that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property. Property eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual's significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C.*

The Property does not qualify under National or California Register Criterion B: Person at either the local, state, or national levels. Historical research failed to identify any important individuals associated with the buildings over the course of their existence.

#### Criterion C: Design/Construction

*Property may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Property which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.*

*A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The Property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft.*

## Embodying The Distinctive Characteristics Of A Type, Period, Or Method Of Construction

The Property does not qualify under National or California Register Criterion C: Design/Construction on the basis of its architecture at either the local, state, or national levels. In October 2007, the City of San Diego developed and implemented the “San Diego Modernism Historic Context Statement” (“Modernism Context Statement”). The stated purpose of the Modernism Context Statement is to “assist in the identification, evaluation and preservation of significant historic buildings, districts, sites and structures associated with the Modernism movement in San Diego from 1935 to 1970 and was created to better understand “Modern era resources and the types of resources that are significant to the history and development of San Diego.” The City of San Diego utilizes the Modernism Context Statement in conjunction with the evaluation of potential historical resources constructed within the Modern era from 1935-1970.

Under the Modernism Context Statement, the Property was largely designed and constructed as a Modern Contemporary hotel complex, with individual building units, between 1953-1985. The buildings do not represent the Modern Contemporary style, nor are they valuable examples of the use of indigenous materials or craftsmanship. In this regard, the buildings do not embody the distinctive characteristics of a style, type, period, or method of Modern Contemporary construction. The buildings simply lack a number of character-defining physical features commonly associated with the Modern Contemporary style.

### Modernism Context Statement—General Characteristics

According to the Modernism Context Statement, Modern Contemporary style homes, including commercial buildings, employed the latest styles and materials including such modern features as interior courtyards; aluminum framed windows; sliding-glass doors; attached carports or garages; angular massing; varied materials use; and unusual roof forms. Aside from the presence of sliding glass doors, angular massing, and the varied use of materials, the Property does not possess any other of these “modern features.” As a result, the Property fails to possess an abundance of general characteristics indicative of Modern Contemporary construction as detailed in the Modernism Context Statement to be considered a true, representative example of the style.

### Modernism Context Statement—Primary-Character Defining Features

According to the Modernism Context Statement, there are three (3) “Primary” Character-Defining features of Modern Contemporary construction. The following Primary character-defining features noted in the Modernism Context Statement have been specifically applied to the Property, accordingly:

- 1. Strong roof forms, including flat, gabled, shed or butterfly, typically with deep overhangs.*

The Property includes buildings that have flat and shed roofs with deep overhangs. Collectively, however, these roof forms are not considered to be “strong.” As a result, the Property does not possess this Primary Character-Defining feature of Modern Contemporary construction.

*2. Large windows, often aluminum framed.*

Overall, the Property features standard size metal windows, consistent with typical commercial-hotel unit construction. Original windows are known to have been wood, as well as metal fixed, casement, and louvered varieties. It is not known whether the original metal windows were aluminum or steel. In any event, original windows have been replaced over the years such that today, the windows are not considered large, nor are they aluminum framed. Therefore, the Property does not possess this Primary Character-Defining feature of the Modern Contemporary construction.

*3. Non-traditional exterior finishes, including vertical wood siding, concrete block, stucco, flagstone and mullion-free glass.*

The exterior of the Property is composed of board and batten, stucco, and concrete block (in varying combinations). These are considered to be “non-traditional exterior finishes.” Therefore, the Property possesses this Primary Character-Defining feature of Modern Contemporary construction.

*Summary: Of the three Primary Character-Defining features of Modern Contemporary construction expressed in the Modernism Context Statement, the Property possesses one of these Primary Character-Defining features.*

Modernism Context Statement—Secondary Character-Defining Features

According to the Modernism Context Statement, there are eight (8) “Secondary” Character-Defining features of Modern Contemporary construction. The following Secondary character-defining features noted in the Modernism Context Statement have been specifically applied to the Property, accordingly:

*1. Angular massing.*

The Property does have some angular massing. This is produced by the spatial arrangement and integration of the buildings (especially those smaller one-story, units along the west and east elevations) on site in their current location and orientation. As a result, the Property possesses this Secondary Character-Defining feature of Modern Contemporary construction.

*2. Sunshades, screens or shadow block accents.*

The Property does not have any sunshades, screens, or shadow block accents. Therefore, the Property does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

*3. Attached garages or carports for homes.*

The Property is not residential in nature and does not feature any attached garages or carports. Further, those parking areas located next to individual hotel units are open and not fully or partially enclosed. As such, the Property does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

*4. Split-level design, especially on sloped residential sites.*

The Property does not feature a split-level design. As such, the Property does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

*5. Horizontally oriented commercial buildings.*

The Property features horizontally oriented hotel units, which are organized by groups and located along the west and east elevations. Therefore, the Property possesses this Secondary Character-Defining feature of Modern Contemporary construction.

*6. Distinctive triangular, parabolic or arched forms.*

The Property does not have any distinctive triangular, parabolic, or arched forms. Therefore, the Property does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

*7. “Eyebrow” overhangs on commercial buildings; and*

The Property does not feature any “eyebrow” overhangs. Therefore, the Property does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

*8. Integrated, stylized signage on commercial buildings.*

The Property originally featured at least two instances of integrated, stylized signage. The original neon signage which advertised the site as the “Bahia Motor Hotel” with Restaurant, Coffee Shop, and Cocktails, was located on a free-standing brick structure at the entrance of the property along West Mission Bay Drive (Ventura Boulevard). The second sign which identified the site as the “Bahia,” was located on the 1967 hotel addition built along the southeast elevation. Both signs are today no longer in existence and, therefore, the Property does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

Summary: Out of the eight Secondary Character-Defining features of Modern Contemporary construction expressed in the Modernism Context Statement, the Property



*possesses only two Secondary features. As such, the Property does not possess the vast majority of Secondary Character-Defining features of Modern Contemporary construction.*

#### Modernism Context Statement—Evaluation Criteria

In evaluating the potential significance and eligibility for designation of Modern Contemporary buildings, the Modernism Context Statement notes the following:

- *“While this style was relatively popular in San Diego tract construction, many of these homes and buildings have been extensively remodeled diminishing their level of integrity and reducing the abundance of good examples from this sub-style substantially.”*

The Property has been extensively remodeled and its original integrity has been substantially compromised. In addition, the buildings do not possess the majority of either the Primary and Secondary character-defining features of the Modern Contemporary style. Therefore, the Property is not considered a good example of Modern Contemporary construction.

- *“...Houses [buildings] may still poses [sic. possess] significance due to their association with a potential master architect.”*

Between 1953-1985, the Property has experienced the design/construction and/or the modification and alteration of existing buildings by a number of different architects, designers, and/or contractors. The original hotel buildings constructed between 1953-1961 were designed and built by William D. Evans, the owner and developer of the Property. Architect D. Robert Thomas was responsible for the design of some of the additions to existing buildings between 1962-1964 (with Evans as builder); the Trepte Construction Company designed and built some units in 1963; the Health Club building was designed by architect Raymond Bundy, and the Utility Room was designed by architect Mark Faddis in 1963; Architect Victory Meyer designed the large hotel addition along the southeast elevation in 1967; architects J.V. Thompson & Associates designed additions to the main lobby and restaurant building in 1969; and Architectural Lines designed the receiving facility and administration offices in 1985. None of these individuals or firms has been determined to be master architects, builders, or craftsmen by the present study (see discussion below), nor are they regarded by the City of San Diego as a “master” architects, builders, or craftsmen. They are not listed in the City of San Diego’s *San Diego Modernism Historic Context Statement* (2007) nor are they listed in the City of San Diego’s *Biographies of Established Masters* (2011). Further, they are not considered to be potential master architects, builders, or craftsmen, and the design/construction of the hotel buildings are not considered to be “notable.”

- *“Good examples of this style that retain a high degree of integrity should therefore be considered for individual designation, especially if...associated with a significant architect. Due to the somewhat limited supply of unaltered examples, retention of all character defining features may not be necessary for listing, if comparative analysis*

*demonstrates that the building retains a relatively high degree of integrity compared to other extant examples.”*

It has been determined that the Property has not retained a sufficient degree of original integrity. Further, all of the buildings which comprise the Property were designed by individuals or firms that are not considered to be “significant” architects. In addition, most importantly, the buildings do not display the majority of Primary and Secondary character-defining features associated with the Modern Contemporary style. As such, the buildings are not eligible for individual designation.

In summary, based upon the above analysis under the Modernism Context Statement, including specific emphasis on general characteristics, Primary and Secondary character-defining features, and evaluation criteria for the Modern Contemporary architectural style, the Property is not eligible for historic designation and is not architecturally significant.

#### Representing The Work Of Masters Or Important, Creative Individuals

The Property does not qualify under National or California Register Criterion C: Design/Construction as structures which represent the work of masters, builders, craftsman, or important, creative individuals. The buildings and additions which comprise the Property were designed and/or constructed by a number of different architects, designers, and/or contractors between 1953-1985. The original hotel buildings constructed between 1953-1961 were designed and built by William D. Evans, the owner and developer of the Property. Architect D. Robert Thomas was responsible for the design of some of the additions to existing buildings between 1962-1964 (with Evans as builder); the Trepte Construction Company designed and built some units in 1963; the Health Club building was designed by architect Raymond Bundy, and the Utility Room was designed by architect Mark Faddis in 1963; Architect Victory Meyer designed the large hotel addition along the southeast elevation in 1967; architects J.V. Thompson & Associates designed additions to the main lobby and restaurant building in 1969; and Architectural Lines designed the receiving facility and administration offices in 1985. None of these individuals or firms has been determined to be master architects, builders, or craftsmen by the present study, nor are they regarded by the City of San Diego as a “master” architects, builders, or craftsmen. They are not listed in the City of San Diego’s *San Diego Modernism Historic Context Statement* (2007) nor are they listed in the City of San Diego’s *Biographies of Established Masters* (2011). Further, they are not considered to be potential master architects, builders, or craftsmen.

#### Possessing High Artistic Values

The Property does not qualify under National or California Register Criterion C: Design/Construction as structures which possess high artistic values. The buildings do not articulate a particular concept of design to the extent that an aesthetic ideal is expressed.

#### Criterion D: Information Potential

*Property may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.*

The Property does not qualify under National or California Criterion D: Information Potential as the Property has not yielded, and is likely not to yield, information important in terms of history or prehistory.

#### **Findings and Conclusions**

##### Impacts Discussion

The present study has determined that the Property is not historically and/or architecturally significant under local, state, and national significance criteria. Therefore, the Bahia Resort Hotel expansion project will not impact any historical resource(s).

##### Application of City of San Diego CEQA Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), the determination of potential significance for historic buildings, structures, and objects, and landscapes is based on age, location, context, association with an important person or event, uniqueness, and integrity.

##### Age

The Property was constructed between 1953-1985. The buildings are, therefore, between 29-61 years of age.

##### Location

The Property has remained in its current location since the buildings were constructed between 1953-1985.

##### Context

The physical environment surrounding the Property has substantially changed to the extent that its original context has also been altered.

##### Association–Event

Historical research failed to reveal any historically important event(s) at the local, state, or national levels ever having been associated with the Property.

##### Association–Person

Historical research failed to reveal any historically important individual(s) at the local, state, or national levels ever having been directly associated with the Property.

#### Uniqueness–Architecture

The buildings which comprise the Property were designed and constructed as Modern Contemporary hotel buildings. This architectural style is rather common and not unique.

#### Uniqueness–Use

The buildings which comprise the Property were designed and constructed as hotel buildings. Commercial use is not unique.

#### Structural Integrity

The Property appears to be structurally sound and possess a sufficient degree of structural integrity.

#### Application of CEQA

##### Public Resources Code

CEQA Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code Section §5020.1(q) defines “substantial adverse change” as demolition, destruction, relocation or alteration such that the significance of the historical resource would be impaired. According to Public Resources Code Section §5024.1, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources. A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria: 1) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; 2) is associated with the lives of persons important in our past; 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4) has yielded, or may likely yield information important in prehistory or history. In addition, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; a resource that is included in a local register of historical resources; or is identified as significant in an historical resource survey if that survey meets specified criteria.

##### a) Event Association:

The Property does not qualify under event association as resources which are associated with events that have made a significant contribution to the broad patterns of California’s

history and cultural heritage. Historical research indicates that the buildings were never associated with any event or events that have made a significant contribution to California's history and cultural heritage.

b) Individual Association:

The Property does not qualify under individual association as resources which are associated with the lives of persons important in our past. Historical research indicates that the buildings were never associated with any important or significant individuals.

c) Design/Construction:

The Property does not embody the distinctive characteristics of a type, period, or method of construction. The buildings do not represent the work of an important creative individual, or possess high artistic values.

d) Information Potential:

The Property does not qualify under information potential as resources which have yielded, or may likely yield, information important in prehistory or history.

As resources which are not historically or architecturally significant, the Property is not eligible for listing in the California Register of Historical Resources, the California Historic Resources Inventory, the National Register of Historic Places, or the San Diego Historical Resources Board Register.

CEQA Guidelines

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource historic if the resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

The Property has been determined not to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The buildings, therefore, do not qualify as historical resources under CEQA Guidelines §15064.5(a)(3).

The Bahia Resort Hotel expansion project will not cause a substantial adverse change in the significance of an historical resource(s) or have a significant effect on the environment. This is due to the fact that the present study has determined that the Property is not historically and/or architecturally significant under local, state, and national significance criteria. Therefore, the project will not cause a substantial adverse change in the significance of a historical resource(s).

### Mitigation Measures

Since the Bahia Resort Hotel expansion project will not cause a substantial adverse change in the significance of a historical resource(s), no mitigation is required.

### Conclusion

The underlying real property on which the Bahia Resort Hotel is located is irregularly “C”-shaped and consists of approximately 15.50 acres. It is owned by the City of San Diego and is subject to a lease with BH Partnership. The Lease Agreement was filed with the County of San Diego in May 1966 as Document Number 697319, and defines the approximately 15.50 acres in two parcels comprising, “[t]hat portion of the tidelands and submerged or filled lands of Mission Bay, formerly False Bay, according to Map thereof made by James Pascoe in 1870, a copy of which Map was filed in the Office of the County Recorder of San Diego, November 14, 1921, and is known as Miscellaneous Map 36, all being in the City of San Diego, County of San Diego, State of California....” The corresponding Assessor’s Parcel Number (being a possessory interest) is 760-030-01-00.

The Bahia Resort Hotel was originally constructed as the Bahia “Motor” Hotel in 1953. Between 1953-1985, the Property grew as new hospitality buildings and structures were developed and constructed on site. Most of the earlier buildings tended to reflect a Modern Contemporary style of architecture. More recent buildings reflect a Spanish Eclectic influence. However, from the 1950s through the 1980s, all of the buildings were essentially modernized and updated through various modifications and alterations. Today, there are largely nine (9) buildings, or groups of buildings, that comprise the Bahia Resort Hotel. In their current appearance, the buildings as well as the overall site do not retain a sufficient degree of original integrity.

Historical research indicates that the Property is not historically and/or architecturally significant. The Property is not associated with any important events or individuals at the local, state or national levels; does not embody the distinctive characteristics of a style, type, period, or method of Modern Contemporary or Spanish Eclectic construction; and does not represent the notable work of a “master” architect, builder, or craftsman, or important, creative individual.

As a Property which is not historically or architecturally significant under local, state, or national significance criteria, it is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the California Historic Resources Inventory, or the San Diego Historical Resources Board Register.

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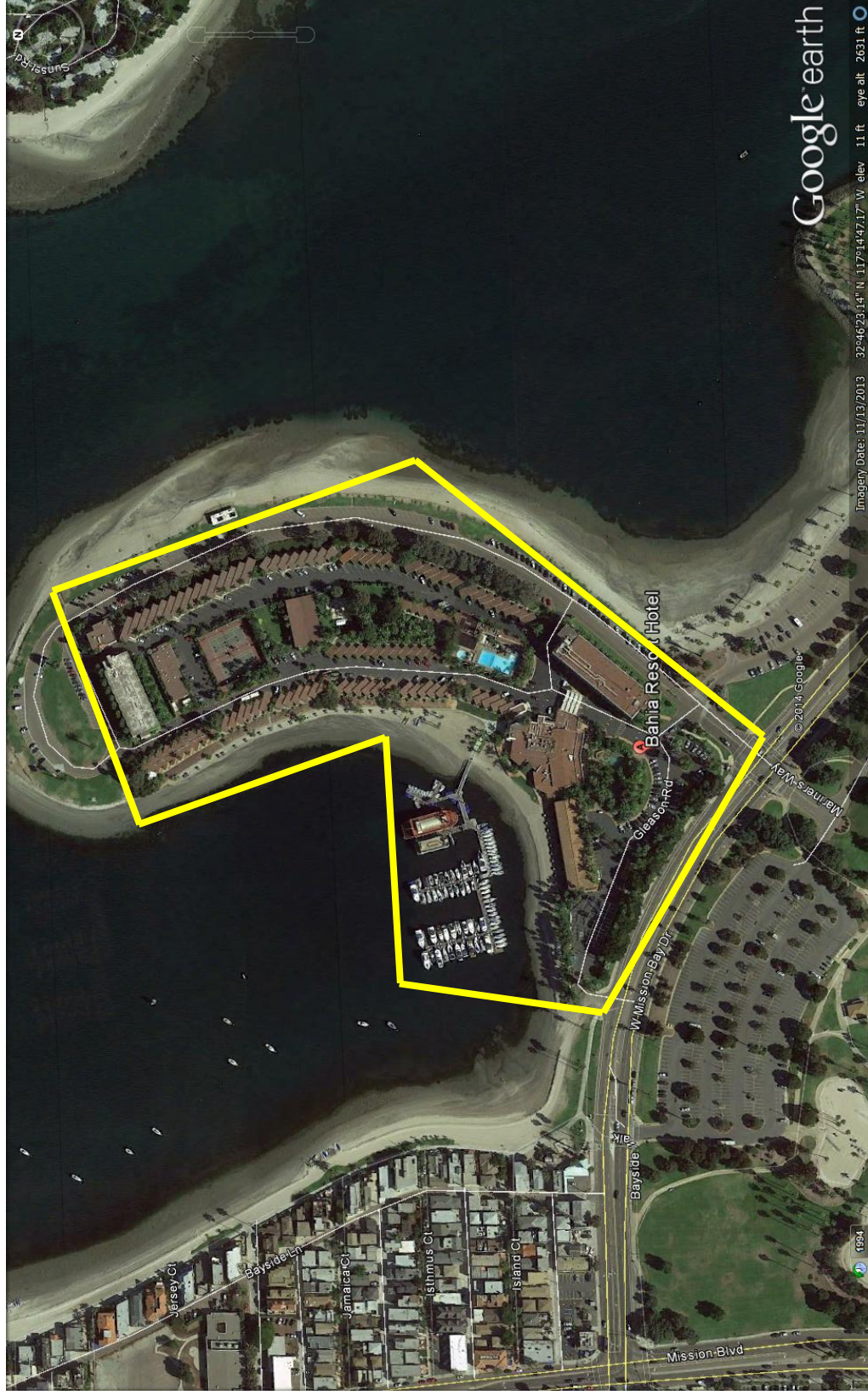
[www.genealogybank.com](http://www.genealogybank.com).

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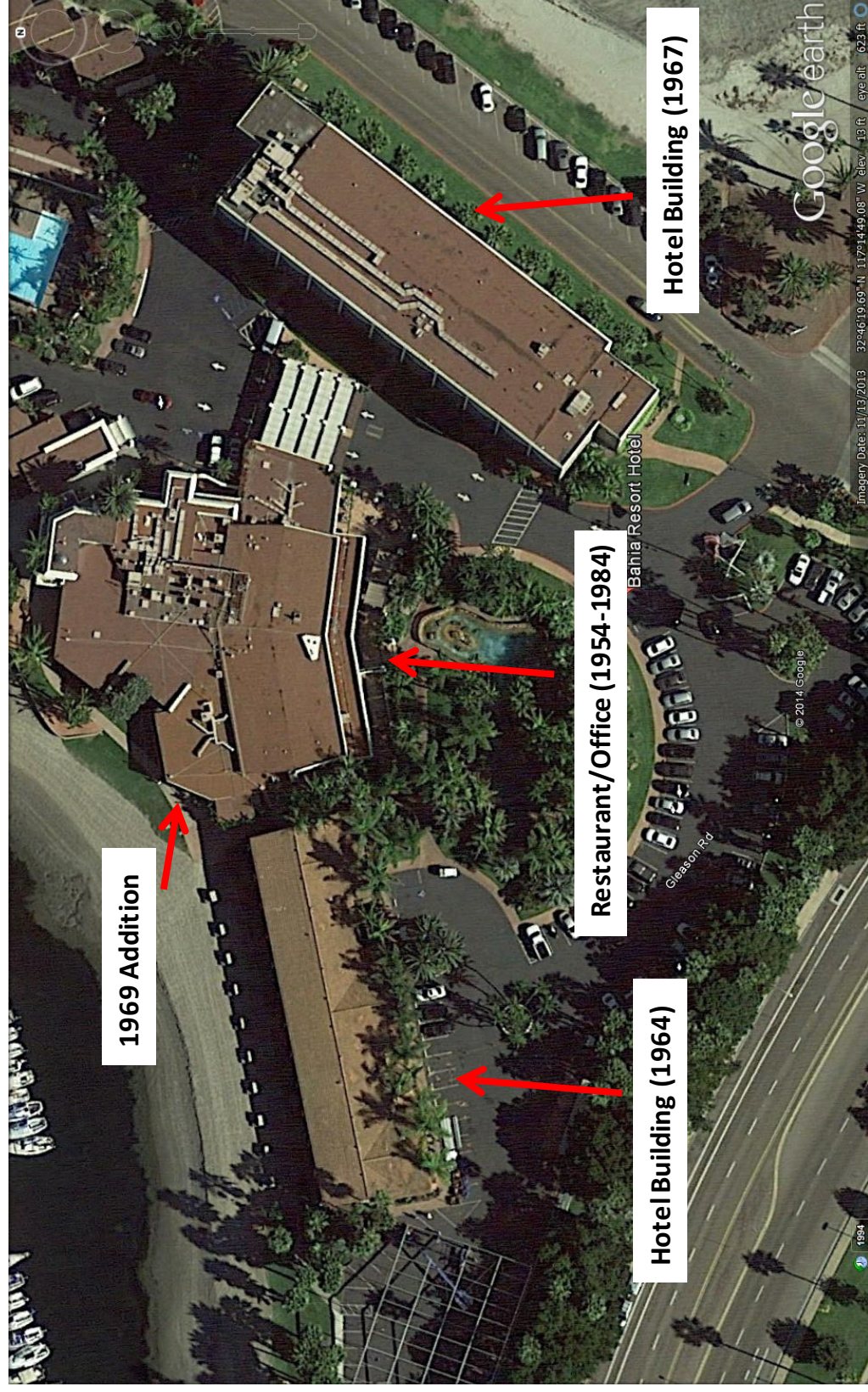
[www.modernsandiego.com](http://www.modernsandiego.com).

## Overall Site Area



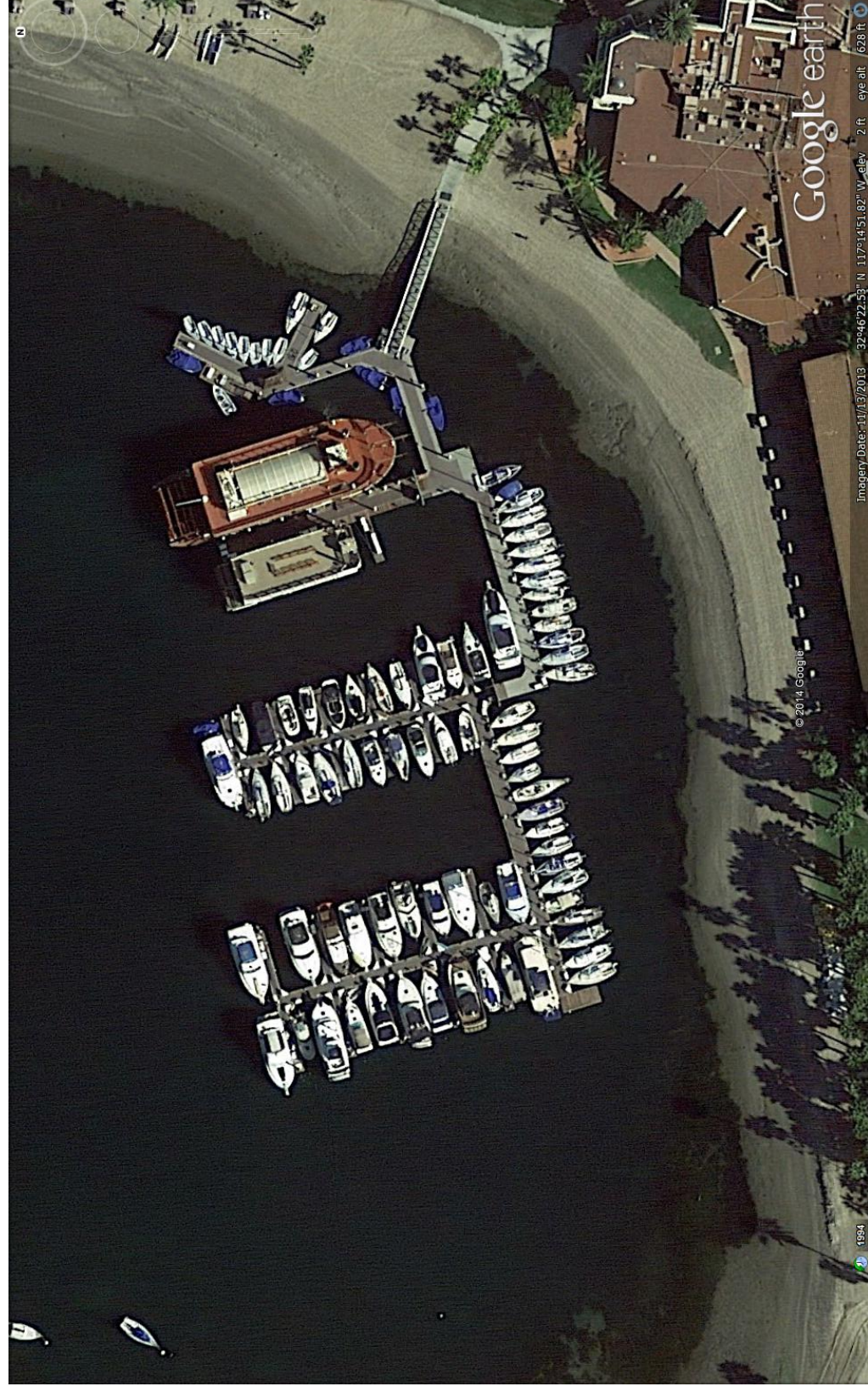


# Restaurant/Office (1954-1984); Hotel Building (1964) & Hotel Building (1967)



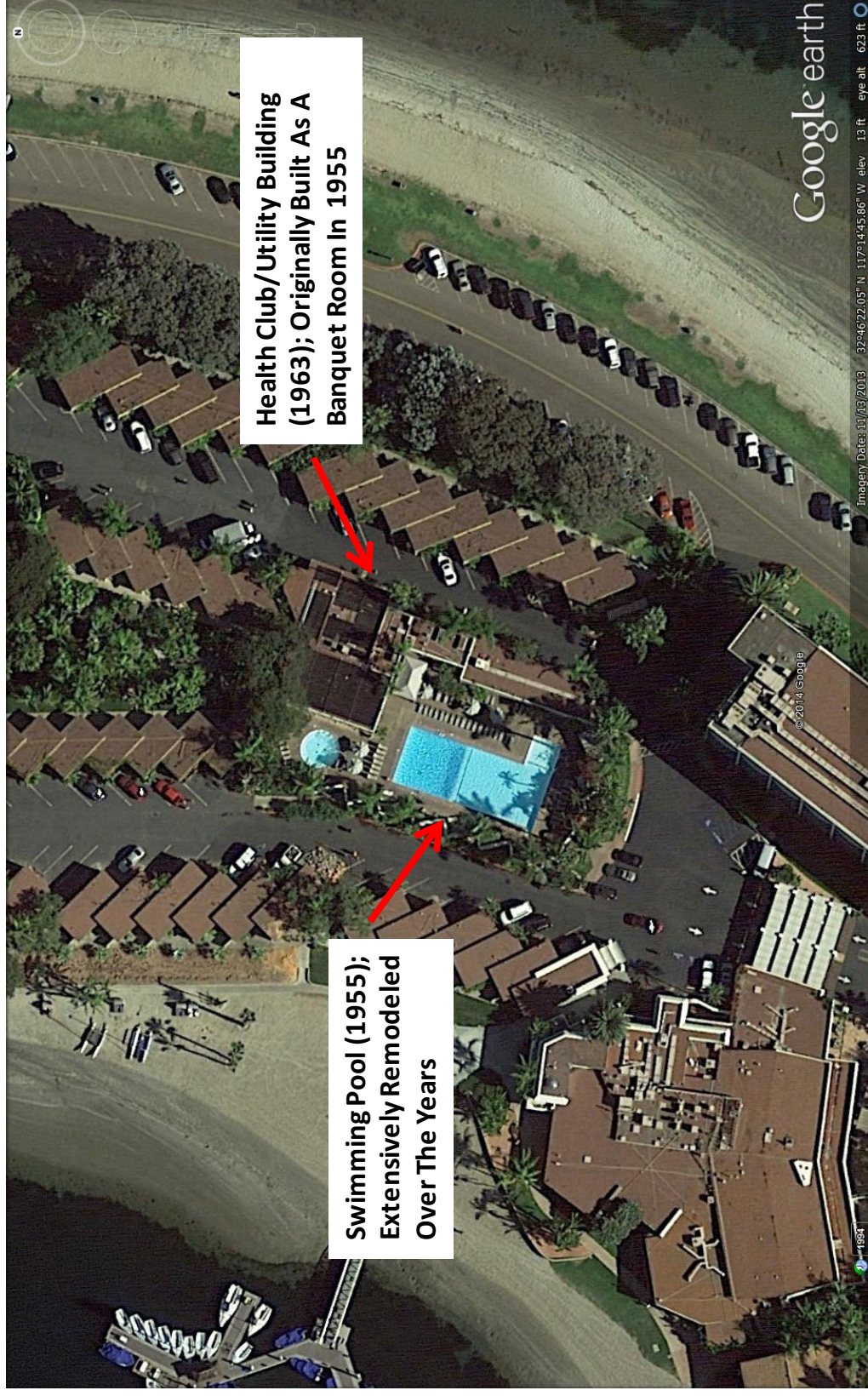


## Docks, Floats, Ramps, Piers (1956)





## Swimming Pool (1955) & Health Club/Utility Building (1963)



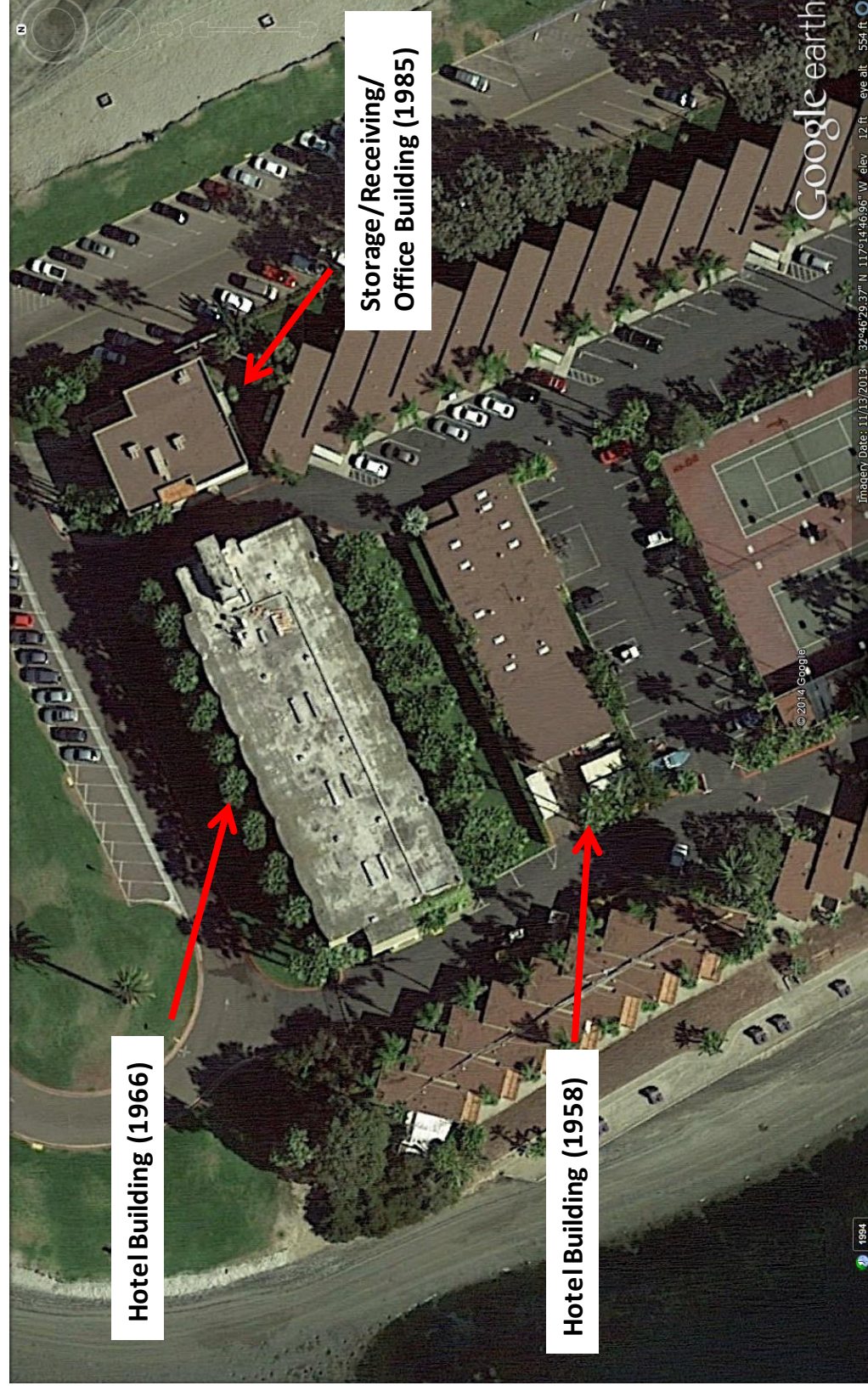


# Hotel Buildings (1953, 1955, 1956 & 1963) & Maintenance Shop (1957)

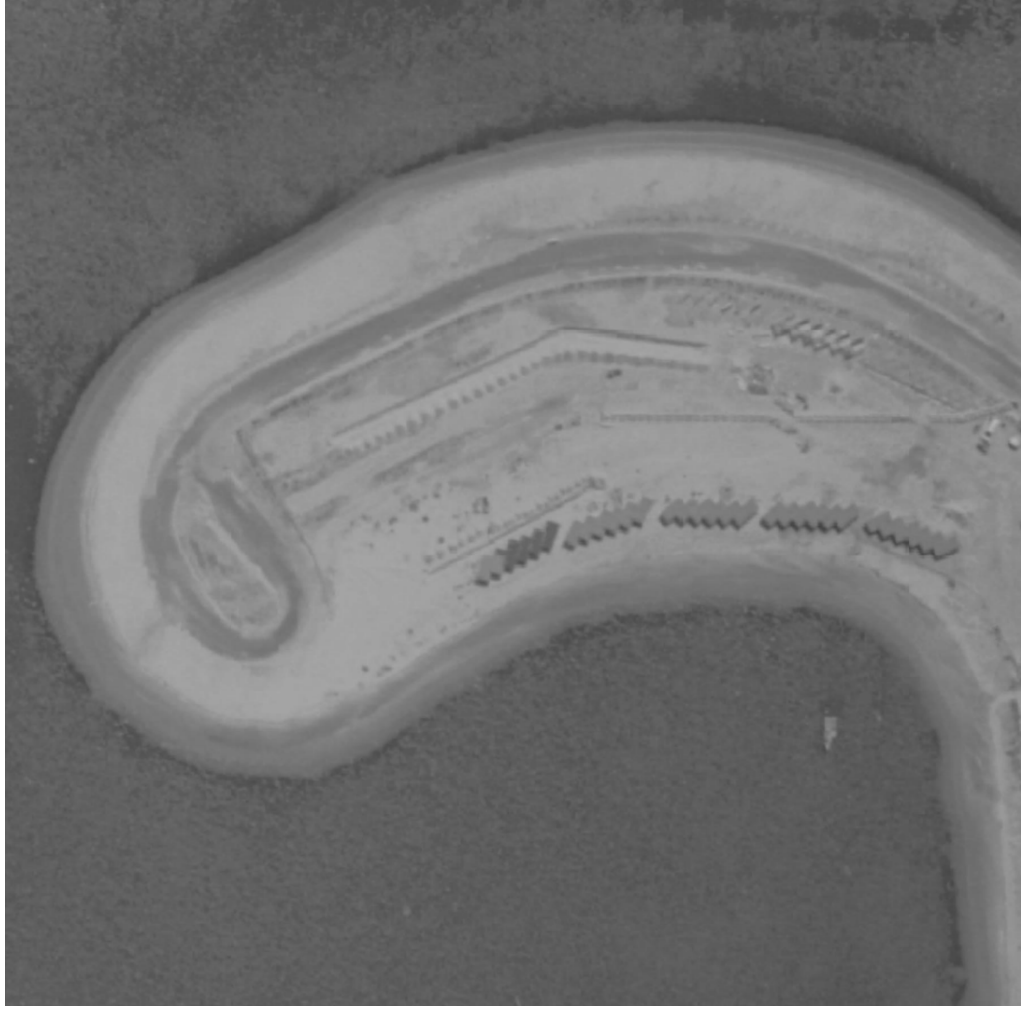




## Hotel Building (1958); Hotel Building (1966) & Storage/Receiving Office Building (1985)



**Aerial Photograph #1  
(1953)**





**Aerial Photograph #2  
(1964)**



**Aerial Photograph #3  
(1980)**



**Aerial Photograph #4  
(2003)**

